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MONTGOMERY COUNTY
PLANNING COMMISSION

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SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

January 16, 2025

Michael Mrozinski, Director of Community Development
Lower Providence Township
100 Park Lane
Eagleville, Pennsylvania 19403

Re: MCPC #24-0259-001
Plan Name: Sketch Plan for 84 Smith Road
(2 lots, approximately 3.30 acres)
Situate: 84 Smith Road
Lower Providence Township

Dear Mr. Mrozinski:

We have reviewed the above-referenced sketch plan as you requested on November 21, 2024. We forward this letter as a report of our review.

BACKGROUND

John E. Heyser and Ida Jane Heyser have submitted a sketch to subdivide the existing parcel at 84 Smith Road into 2 lots. The existing parcel (43-00-13654-00-1) measures 143,948 square feet (3.30 acres) and is abutted on two sides by another larger parcel also owed by John E. Heyser and Ida Jane Heyser. The existing home will remain on the existing parcel that fronts on Smith Road and will have a new lot area of 71.033 square feet. The new Parcel A at the rear of the lot will have 66,916 square feet but will not have any road frontage. A note on the plan indicates that this parcel will be combined with other lands of John E. Heyser and Ida Jane Heyser, which it adjoins. All of the subject parcels are in the R-1 Residential District, with a minimum lot size of 65,000 square feet. Since Parcel A will be combined with another parcel, not new building lots will be created.

RECOMMENDATION

The Montgomery County Planning Commission (MCPC) generally supports the applicant's proposal, however, in the course of our review we have identified the following issues that the applicant and municipality may wish to consider prior to final plan approval. Our comments are as follows.

REVIEW COMMENTS

SETBACKS

We note that the sketch plan as presented does not show the location of the house and other structures on the parcel, so it is not apparent whether the new rear property line as proposed allows for the required rear yard or accessory structure setback. It is recommended that the township ensure that the proper setbacks are respected with this subdivision.

PLAN CORRECTION

We note that in the title block, it references Perkiomen Township. This should be corrected prior to final plan approval and recording.

CONCLUSION

We wish to reiterate that MCPC generally supports this proposal but we believe that our comments will ensure compliance with the zoning district requirements.

Please note that the review comments and recommendations contained in this report are advisory to the municipality and final disposition for the approval of any proposal will be made by the municipality.

Should the governing body approve a final plat of this proposal, the applicant must present the plan to our office for seal and signature prior to recording with the Recorder of Deeds office. A paper copy bearing the municipal seal and signature of approval must be supplied for our files. Please print the assigned MCPC number (#24-0259-001) on any plans submitted for final recording.

Sincerely,

Pattie E.B. Guttenplan

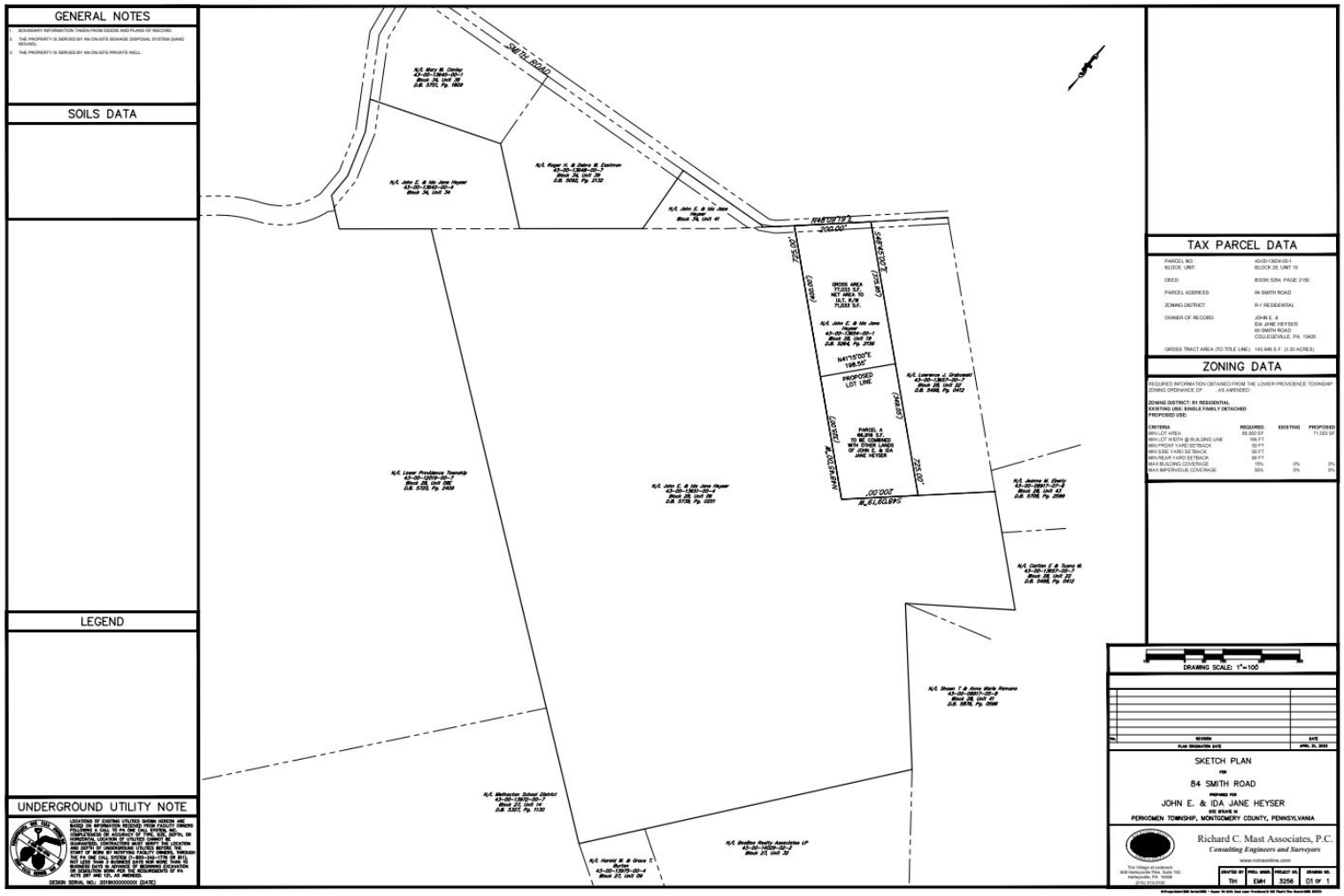
Pattie E. B. Guttenplan, RLA, AICP Assistant Director of Design & Outreach
pattie.guttenplan@montgomerycountypa.gov
610-278-3972

c: John E. Heyser and Ida Jane Heyser, Applicants
Edward Huber, Applicant's Representative
Chair/Chairperson, Municipal Planning Commission

Attachment A: Reduced Copy of Applicant's Proposed Site Plan
Attachment B: Aerial Image of Site

ATTACHMENTS A, B

Site Plan – 84 Smith Road, Lower Providence Township



Aerial – 84 Smith Road, Lower Providence Township



84 Smith Road
MCPC#240259001

Montgomery County Planning Commission
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Aerial photography provided by Nearmap